

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-20481 - APPLICANT/OWNER: FIRST CHRISTIAN CHURCH

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the Master Plan from L (Low Density Residential) to PF (Public Facilities) on 4.81 acres at 101 South Rancho Road.

The proposed General Plan Amendment is deemed compatible with the area and the proposed development conforms to the intent of this neighborhood. Therefore, it is deemed necessary to amend the General Plan to accommodate this development and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/10/05	A Variance (VAR-5713) to allow an existing sign to be raised to 13 feet where the maximum height allowed is 8 feet was withdrawn without prejudice at the Planning Commission Meeting. Staff recommended denial.
06/08/06	A Site Development Plan Review (SDR-13284) for an Outdoor Recreational Facility was pulled prior to the Planning Commission Meeting as the proposed use required a General Plan Amendment and Rezoning.
04/26/07	The Planning Commission held in abeyance this application along with companion Rezoning (ZON-20482) and Site Development Plan Review (SDR-20483) at the applicant's request in order to reduce the traffic impact on Mesquite Avenue and preserve existing traffic calming devices.
05/10/07	<p>The Planning Commission recommended approval of companion items ZON-20482 and SDR-20483 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22/rl).</p>
<i>Related Building Permits/Business Licenses</i>	
08/01/84	Active Business License N15-0239-01306 issued on the subject site to First Christian Child Care for Child Care and Pre-school.
11/18/04	A Building Permit under plan check number L-3955-04 was issued for a sign on the subject site.
<i>Pre-Application Meeting</i>	
02/05/07	A pre-application meeting was held to discuss this application and the applicant was informed of the submittal requirements including clearly indicating the general plan designations on adjacent properties. The applicant was further informed regarding the neighborhood meeting requirements.
04/06/07	A follow-up meeting was held to discuss alternatives to the proposed driveway on Mesquite avenue to minimize conflict with the existing traffic calming devices.

<i>Neighborhood Meeting</i>	
03/29/07	A neighborhood meeting was held at the First Christian Church Fellowship Hall at 101 South Rancho. Nine citizens attended and were generally in support of the proposal. Issues discussed included the lighting, and types of use for the recreation facilities.

<i>Field Check</i>	
03/22/07	A field check was conducted to confirm conditions on the subject site, including parking, landscaping and existing structures and uses, as well as the adjacent traffic calming devices.

<i>Details of Application Request</i>				
<i>Site Area</i>				
Gross Acres	4.81			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning	
Subject Property	Church/House of Worship	L (Low Density Residential)	R-1 (Single-Family Residential)	
North	Undeveloped, Non-profit organization	PF (Public Facilities) O (Office)	C-V (Civic) R-1 (Single-Family Residential) under Resolution of Intent to O (Office)	
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)	
East	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)	
West	Single-Family Residential	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)	
<i>Special Districts/Zones</i>		<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			X	NA
<i>Special Districts/Zones</i>		<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts				
A-O Airport Overlay District - 140 Feet		X		Y
Trails		X		Y
Rural Preservation Overlay District			X	NA
Development Impact Notification Assessment			X	NA
Project of Regional Significance			X	NA

- **Airport Overlay**

The proposed Community Recreation Facility (Public) includes no structures that are of sufficient height to cause any impact on the airport overlay district.

- **Trail**

A Pedestrian Path alignment is designate along the east side of Rancho Drive, adjacent to the proposed development. A Pedestrian Path is a dedicated route for pedestrians and other trail users proposed for rights-of-way in developed areas where enough right-of-way to accommodate a multi-use trail cross section requirement is not available. The proposed development is on the opposite side of the subject site and will not negatively impact the designated Pedestrian Path.

ANALYSIS

The proposed P-F (Public Facilities) General Plan land use designation allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities. The P-F (Public Facilities) designation is necessary for the proposed C-V (Civic) zoning that the applicant proposes. The applicant is requesting this General Plan Amendment in order to allow an ancillary Community Recreation Facility (Public) adjacent to an existing church on the subject site. The proposed use is compatible in type and intensity to the surrounding land uses, and staff recommends approval.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**
- 2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**
- 3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**
- 4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.**

In regard to “1”:

The proposed P-F (Public Facilities) Land Use designation is compatible with surrounding land uses, which include an existing Church and Child Care Center on the subject site, as well as a Masonic Lodge on an adjacent site.

In regard to “2”:

The proposed P-F (Public Facilities) Land Use designation will be compatible with the C-V (Civic) zone. Community Recreation Facility (Public) is a low intensity use. The facility will be limited to use prior to 9 p.m. in order to minimize the impact of noise and lighting on adjacent residences.

In regard to “3”:

There is adequate transportation, recreation, utility and other facilities to accommodate the proposed Community Recreation Facility (Public) associated with this General Plan Amendment. The applicant will continue to work with traffic engineering to minimize conflict with the existing traffic calming devices along Mesquite Avenue.

In regard to “4”:

The proposed General Plan Amendment conforms to the Las Vegas Master Plan 2020, Title 19, and other related policies. The proposed facility is an appropriate ancillary use to the existing uses on the site, and staff recommends approval.

PLANNING COMMISSION ACTION

There was one speaker in favor of the subject application.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 412 by Planning Department

APPROVALS 0

PROTESTS 0